This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1164495 AFFIDAVIT
07/31/2024 09:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240731-0057890

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(Reference to Deed recorded as Instrument No. 20240620-0046437 RODC)

Comes now, Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215, and states on oath:

1. That Robert L. Scruggs, Attorney's office prepared the Warranty Deed dated June 20, 2024 and recorded as Instrument No. 20240620-0046437, in the Register's Office of Davidson County, Tennessee, wherein SBE Partners, a Tennessee Partnership, was the grantors and Philip A. Savia, Marie A. Savia and Milana M. Savia, Co-Trustees of the BL Trust 2025 dated January 3, 2022, were the grantees;

2. That through inadvertence the Grantees name was incorrect, as recorded;

3. That the correct Grantee's names should read as follows:

   Philip V. Savia, Marie A. Savia and Milana M. Savia, Co-Trustees of the BL Trust 2025 dated January 3, 2022

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Robert L. Scruggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 30th day of July 2024.

Notary Public
My commission expires: 5/8/2026

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2026

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 30th day of July, 2024.

Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 30th day of July, 2024

Notary's Signature

My Commission Expires 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025